

REPORT OF THE PLANNING BOARD
2016 ANNUAL TOWN MEETING

In accordance with the provisions of Section XXVIA, *Notice for Public Hearings*, of the Zoning Bylaw, and Chapter 40A of the General Laws of the Commonwealth of Massachusetts, the Planning Board convened a duly advertised public hearing on Monday, March 7, 2016 on the proposed amendments to the Zoning Map and Zoning Bylaw as contained in the Warrant for the March 28, 2016 Annual Town Meeting (Articles 28 and 29). Following the public hearing and as further required by the Zoning Bylaw and General Laws of the Commonwealth of Massachusetts, the Planning Board produced this Report with recommendations on the articles for consideration by Town Meeting.

Article 28 - Amendment of the Zoning Map to Rezone Properties Owned by the Natural Resources Commission

Final Recommendation - Adoption

(Planning Board voted 3-0; Associate Member Lara Pfadt also in favor of Adoption)

Article 28 was initiated and is cosponsored by the Natural Resources Commission and Planning Board, and proposes to rezone twenty-eight (28) parcels owned by the NRC. Twenty-seven (27) of the properties are currently located in the Single Residence District zoning district, as well as either the 10,000 Square Foot Area Regulation District or 20,000 Square Foot Area Regulation District; one property is located in the Educational District zoning district. The 28 affected parcels encompass the land commonly known as Morton Park, Beebe Meadow, Simons Park, Elm and/or Clock Tower Park, Reeds Pond and Bogle Brook, Kelly Memorial Park, Rockridge Pond, Fuller Brook Park, Hunnewell Field and Reidy Field, the Parkway, Caroline Brook, and Phillips Park. The Article proposes to amend the Zoning Map and the Zoning Bylaw by rezoning all of the parcels to the Conservation District zoning district.

Rezoning these properties to the Conservation District is a recommendation of the Comprehensive Plan, which states that the Town should “Ensure that all park and conservation land is placed in the “Conservation” zoning district.”

The Planning Board is of the opinion that the Article and proposed motion is a best practice and furthers the recommendations of the Comprehensive Plan. The properties are presently located in the Single Residence District (and applicable Area Regulation Districts) or Educational District zoning districts, districts which are not necessarily compatible with the current and intended use of the properties as parks, open space, recreation, and/or conservation. For example, the principal permitted use in the Single Residence District is one-family dwellings, a use that is not permitted in the Conservation District. The Conservation District zoning is more fitting for the current and anticipated long-term use of these parcels, and it is best practice that the zoning of properties should match the actual and intended use of the properties.

Therefore, based upon the above, the Planning Board supports the amendments proposed under Article 28.

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Article 29 - Re-Adoption of the Zoning Map as Amended

Final Recommendation - No Motion

(Planning Board voted 3-0; Associate Member Lara Pfadt also in favor of No Motion)

Article 29 was initiated and is sponsored by the Planning Board. The intent of the Article was to seek re-adoption of the Zoning Map as it may be amended by Town Meeting action under Article 28. This would be a new practice for Town Meeting, and is perhaps redundant, but would serve to reinforce the affect of action under Article 28 (or a similar such Article in the future) on the full Zoning Map. However, based upon discussion and consultation with Town Counsel, the Planning Board intends to seek no motion under this Article at this Town Meeting. The Planning Board is of the opinion that further consideration of corrections to the Zoning Map, information displayed on the Map, and the process for updating such information is necessary before bringing an action such as this to Town Meeting. Town Counsel has advised that action under this Article is not necessary to affect any changes approved under Article 28.

Therefore, based upon the above, the Planning Board intends to make no motion under Article 29.

WELLESLEY PLANNING BOARD

Deborah Carpenter, Chair

Catherine Johnson, Vice Chair

Harriet Warshaw, Secretary

Jeanne Conroy

Sara Preston

Lara Pfadt, Associate Member